

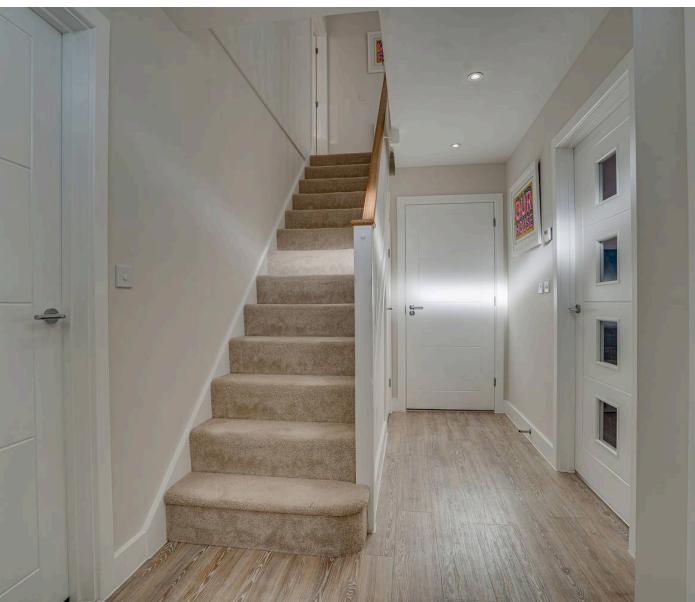
**Rowe
& Co.**



40 Beedon Way, Eastleigh

Eastleigh

In Excess of £450,000



40 Beedon Way

Eastleigh, Eastleigh

This beautifully presented three-bedroom detached family home was built in 2021 and has been tastefully upgraded by the current owners. The accommodation comprises an entrance hall, lounge, modern kitchen/dining room, and cloakroom. To the first floor are three well-proportioned bedrooms, including a master with en-suite, along with a family bathroom. Externally, the property benefits from an easy-maintenance rear garden and a private driveway.

LOCATION

Eastleigh is a well-served market town situated on the River Itchen, conveniently positioned between Winchester and Southampton. The town offers a wide variety of shops, along with excellent leisure and entertainment facilities. Its location provides easy access to both Winchester and Southampton, supported by a mainline railway station with direct services to London Waterloo, Winchester and Southampton. Road connections are equally strong, with the M3 and M27 easily accessible, ensuring excellent regional and national links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three Bedrooms
- Driveway
- En-Suite To Master
- Kitchen / Dining Room
- Cloakroom
- EV Charging

40 Beedon Way

Eastleigh, Eastleigh

INSIDE

You enter the property via a spacious entrance hall, finished with oak-effect flooring and recessed spotlights. From here, doors lead to the stylish cloakroom and additional reception rooms, while stairs rise to the first floor.

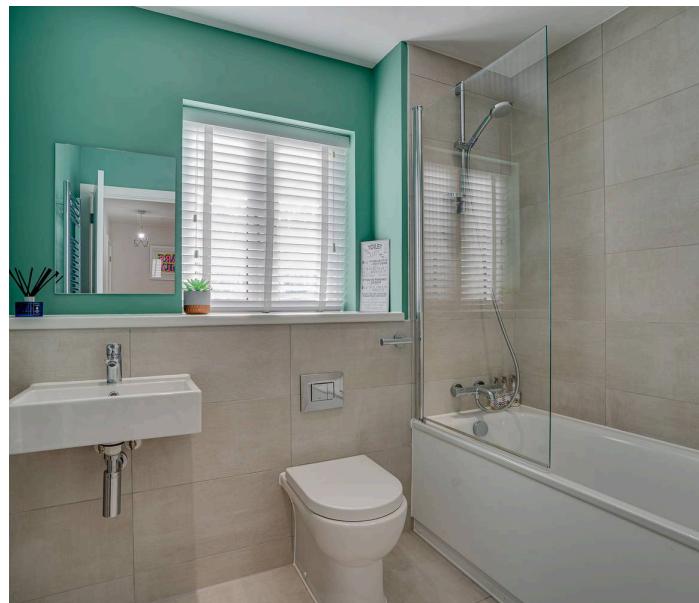
A door opens into the lounge, a bright and welcoming space featuring dual-aspect windows and French doors that open directly onto the garden. The room is laid with carpet and benefits from an attractive feature media wall.

The impressive 21ft kitchen/dining room also enjoys dual-aspect windows, allowing an abundance of natural light. Finished with tiled flooring and spotlights throughout, the space easily accommodates a large dining table and chairs. The kitchen is fitted with a range of shaker-style wall and base units with cupboards and drawers, complemented by coordinating worktops.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

OUTSIDE

To the front of the property is a driveway providing off-street parking for two vehicles, along with gated pedestrian access to the rear garden. The rear garden features a large paved seating area, ideal for entertaining, an area laid to lawn, and a wooden shed offering useful storage space. The property also benefits from EV charging facilities and solar panels.



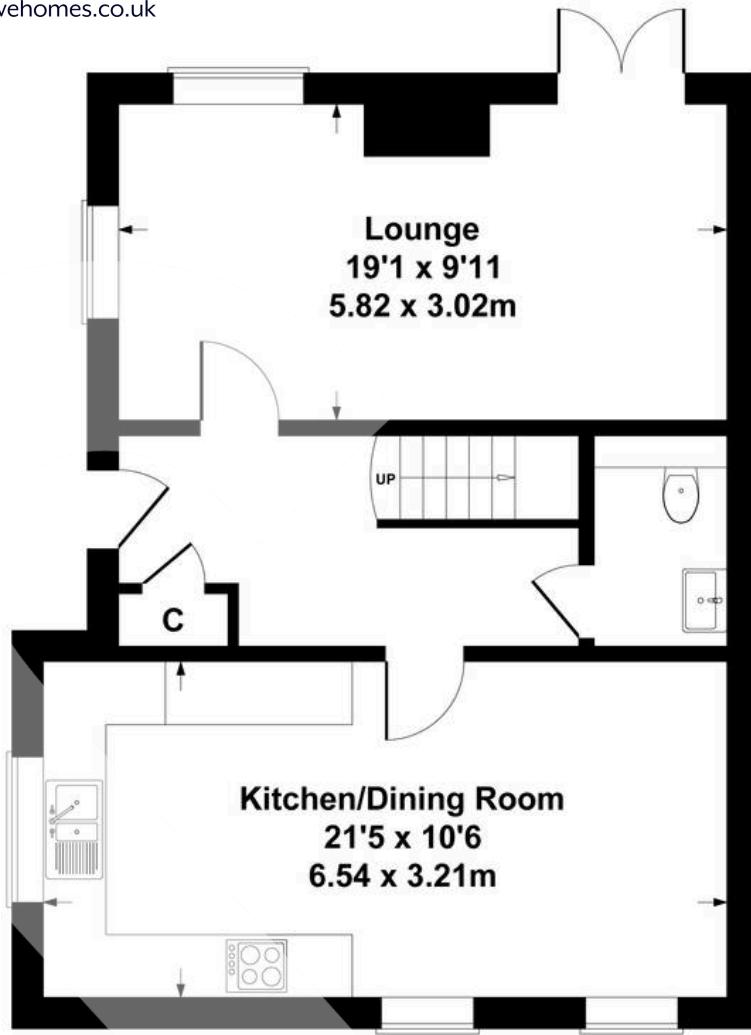
1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

02381 102221
chandlersford@rowehomes.co.uk

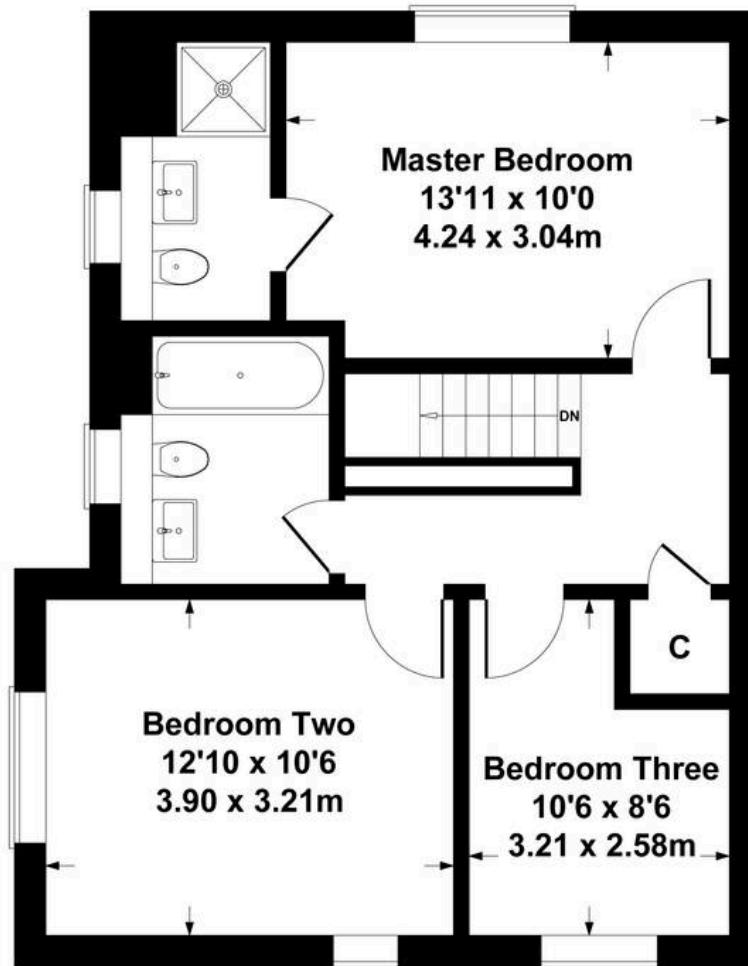
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Approximate Gross Internal Area

1119 sq ft - 104 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

REQUEST
VIEWING

(CODE TO BE QUICK)

